



PUBLIC CONSULTATION

ST. JOHN'S URBAN REGION REGIONAL PLAN AMENDMENT No. 6, 2024 MUNICIPAL PLAN AMENDMENT No. 22, 2024, and DEVELOPMENT REGULATIONS AMENDMENT No. 37, 2024

The general public is invited to view a draft copy of the Town of Portugal Cove-St. Philip's Municipal Plan Amendment No. 22, 2024 and Development Regulations Amendment No. 37, 2024. The Town Council of Portugal Cove-St. Philip's is proposing to complete mapping amendments to its Municipal Plan and Development Regulations 2014-2024 to reflect adjustments in the municipal boundary between the Town of Portugal Cove-St. Philip's and Town of Paradise approved by the Department of Municipal and Provincial Affairs.

The purpose of Municipal Plan Amendment No. 22, 2024 is to apply the **Residential** designation to properties fronting on St. Thomas Line and within the Country Gardens subdivision not previously located within the Municipal Planning Area for Portugal Cove-St. Philip's. Development Regulations Amendment No. 37, 2024 will apply the **Residential Medium Density (RMD)** land use zone to the same areas of land.

The Minister of Municipal and Provincial Affairs has requested consultation on a proposed amendment to the St. John's Urban Region Regional Plan to re-designate the same land as described in Municipal Plan Amendment No. 22, 2024 and Development Regulations Amendment No. 37, 2024, from Rural and Restricted Development to Urban Development.

Council encourages residents to view the Portugal Cove-St. Philip's Municipal Plan Amendment No. 22, 2024 and Development Regulations Amendment No. 37, 2024, which shall be on display from **January 17 to January 31, 2025**, during normal business hours at the Town Office, Portugal Cove-St. Philip's and on the Town's website at www.pcsp.ca. The public can provide any comments or concerns on the proposed amendments to the Town Office in writing before Council considers proceeding with adoption.

The deadline for written comments shall be 4:00 pm on **January 31, 2025**.






For further details on these amendments, please contact:

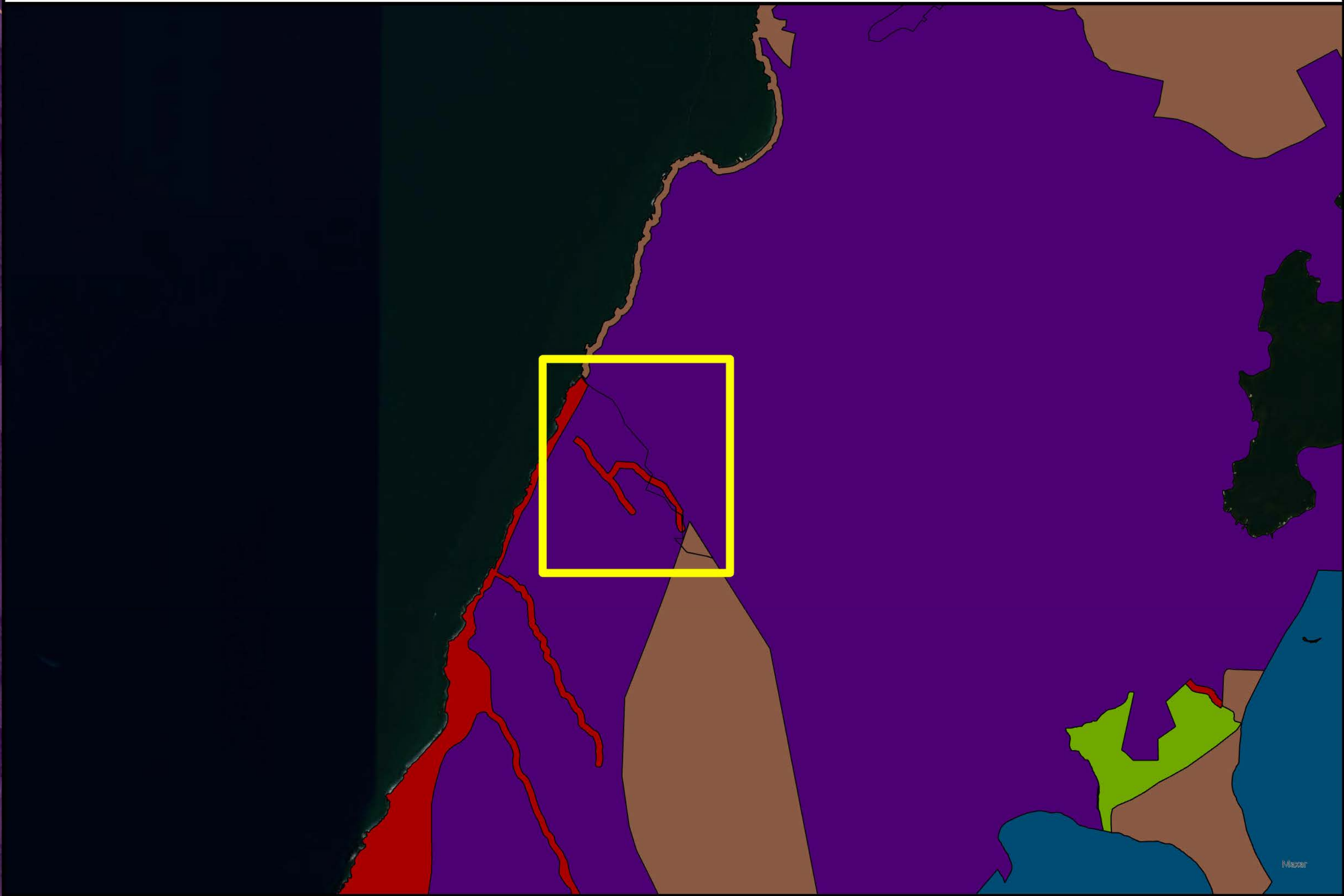
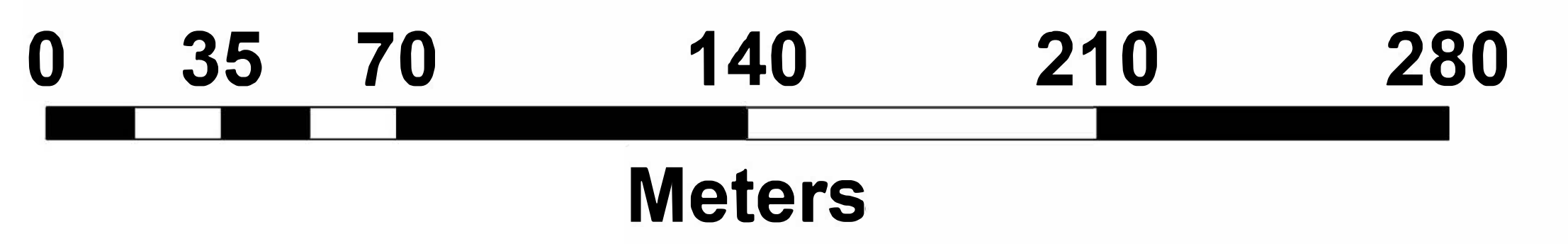
Planning and Development Department
Town of Portugal Cove-St. Philip's
1119 Thorburn Road
Portugal Cove-St. Philip's, NL
A1M 1T6

Tel: 709-895-8000 ext. 4 Fax: 709-895-3780
E-mail: planning@pcsp.ca




**St. John's Urban Region
Regional Plan Amendment 6, 2024
(Related to PCSP MPA 22 and DRA 37, 2024)**

-  Restricted Development to Urban Development
-  Rural to Urban Development
-  Restricted Development
-  Rural
-  Urban Development



For Public Consultation Only


 Portugal Gove
 St. Philip's
 Planning and Development
 Department
 Dec 13, 2024

**TOWN OF PORTUGAL COVE-ST, PHILIP'S
MUNICIPAL PLAN, 2014-2024**

MUNICIPAL PLAN AMENDMENT NO. 22, 2024

(Residential – Country Garden Road, Rosemary Rise, Plumtree Place, Honeysuckle Hill, Garden Hill, and St. Thomas Line)



JUNE 2024

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE

**TOWN OF PORTUGAL COVE-ST. PHILIP'S
MUNICIPAL PLAN, 2014-2024**

MUNICIPAL PLAN AMENDMENT No. 22, 2024

Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act, 2000*, the Town Council of Portugal Cove-St. Philip's:

- a) adopted the Amendment No. 22, 2024 to the Town of Portugal Cove-St. Philip's Municipal Plan on the _____ day of _____, 2024.
- b) gave notice of the adoption of the Amendment No. 22, 2024 to the Town of Portugal Cove-St. Philip's Municipal Plan by advertisement in The Telegram newspaper on _____ and _____, 2024. The advertisement was also posted on the Town's website, and social media platforms;
- c) set the _____ day of _____, 2024, at _____ for the holding of a public hearing to consider objections and submissions.

Now under the authority of Section 23 of the *Urban and Rural Planning Act, 2000*, the Town Council of Portugal Cove-St. Philip's approves the Amendment No. 22, 2024 to the Town of Portugal Cove-St. Philip's Municipal Plan as adopted.

SIGNED AND SEALED this _____ day of _____, 2024.

Mayor: _____

Clerk: _____

Municipal Plan/Amendment	
<u>REGISTERED</u>	
Number	_____
Date	_____
Signature	_____

(Council Seal)

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

**TOWN OF PORTUGAL COVE-ST. PHILIP'S
MUNICIPAL PLAN, 2014-2024**

MUNICIPAL PLAN AMENDMENT No. 22, 2024

Under the authority of Section 16 of the Urban and Rural Planning Act, the Town Council of Portugal Cove-St. Philip's adopts the Town of Portugal Cove-St. Philip's Municipal Plan Amendment No. 22, 2024.

Adopted by the Town Council of Portugal Cove-St. Philip's on the day of, 2024.

Signed and sealed this _____ day of _____ 2024.

Mayor: _____

Town Clerk: _____

(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Portugal Cove-St. Philip's Municipal Plan Amendment No. 22, 2024, has been prepared in accordance with the requirements of the Urban and Rural Planning Act.



MCIP: Anna Myers
Member of Canadian Institute of Planners (MCIP)

**TOWN OF PORTUGAL COVE-ST. PHILIP'S
MUNICIPAL PLAN AMENDMENT No. 22, 2024**

BACKGROUND

The Town of Portugal Cove-St. Philip's proposes to amend its Municipal Plan, 2014-2024. There is an associated Development Regulations Amendment No. 37, 2024.

In January 2022, Dillon Consulting completed a Boundary Adjustment Feasibility Study for the Town's of Portugal Cove-St. Philip's and Paradise regarding an adjustment to the common municipal boundary between the two towns. The Feasibility Study recommended that the boundary adjustment was deemed necessary to accurately reflect existing development patterns and responsibilities of servicing within the Country Garden Subdivision. The following Resulting Actions within the Feasibility Study applied to the Town of Portugal Cove-St. Philip's:

Resulting Action # 1: Upon approval of a Municipal Boundary Adjustment, it is recommended the Town of Portugal Cove-St. Philip's amend their Future Land Use Map and Zoning Map to accommodate the additional lands. Amendments are recommended to accommodate the watercourse that is identified on the Town of Paradise's Future Land Use Map and Zoning Map.

Resulting Action # 3: Upon approval of the Municipal Boundary Adjustment and in coordination with amendments to their Future Land Use Map and Zoning Map, it is recommended the Town of Portugal Cove-St. Philip's request the Province undertake an amendment to the SJURRP to ensure newly acquired lands are in conformity with the Regional Plan.

The adjusted municipal boundary has been approved by the Department of Municipal and Provincial Affairs. Areas impacted by the municipal boundary adjustment consist of developed residential properties at Nos. 4 Garden Hill, 7 Garden Hill, 8 Honeysuckle Hill, 10 Honeysuckle Hill, 8 Plumtree Place, 2 Rosemary Rise, 4 Rosemary Rise, 6 Rosemary Rise, 10 Rosemary Rise, 25 Country Garden Road, 27 Country Garden Road, and 29 Country Garden Road, vacant properties at No. 8 Rosemary Rise and 769 St. Thomas Line, and the shoreline reservation of Conception Bay.

The purpose of this amendment is to complete a map amendment to the Generalized Future Land Use Map to reflect the adjustments in the municipal boundary and apply the 'Residential' designation to areas not previously located within the Municipal Planning Area for Portugal Cove-St. Philip's.

PUBLIC CONSULTATION

During the preparation of this amendment Council undertook the following initiative so that individuals and groups could provide input to the proposed Municipal Plan Amendment. The Town Council of Portugal Cove-St. Philip's published a notice in The Telegram newspaper on..... and advertising the proposed amendment seeking comments or representations from the public. A copy of the Public Notice was posted on the Town's website. Residents were invited to view the documents and maps at the

Town Hall during normal business hours, and to provide any comments or concerns in writing to Council by,

At a future date, individuals and groups shall also have another opportunity for submissions at a Public Hearing chaired by an independent Commissioner.

ST. JOHN'S URBAN REGION REGIONAL PLAN, 1976

The proposed Municipal Plan Amendment No. 22, 2024 consists of map changes to the Development Regulations, 2014-2024. The St. John's Urban Region Regional Plan (SJURRP) has the areas designated as 'Urban Development', 'Restricted Development', and 'Rural'.

On February 9, 2024, the Town received notice of St. John's Urban Region Regional Plan Amendment No. 1, 2024 which was required to accommodate the Town of Paradise Municipal Plan Amendment No. 4, 2023 and Development Regulations Amendment No. 21, 2023, which are amendments the Town of Paradise were undertaking due to Resulting Actions within Dillon's Boundary Adjustment Feasibility Study. The Analysis section of St. John's Urban Region Regional Plan Amendment No. 1, 2024 states that:

The Town is proposing to amend its Municipal Plan to redesignate the subject lands from "Open Space" to "Residential" and to amend its Development Regulations to rezone from "Conservation" to "Residential Medium Density" and "Residential Subdivision Area". The "Open Space" designated lands reflect an area initially interpreted as being a natural watercourse as initially determined through 1:50,000 scale map analysis. With the availability of higher resolution imagery and associated mapping, a review of the subject area indicates the subject water feature does not have the characteristics of a natural water course and associated habitats. Redesignating the lands from "Open Space" to "Residential" in the Municipal Plan and concurrent redesignation of "Restricted Development" to "Urban Development" in the Regional Plan is an appropriate mapping change to establish the Regional and Municipal policy on the subject lands which are associated with existing urban development.

A portion of the former watercourse and 'Restricted Development' designation now falls within the municipal boundary of the Town of Portugal Cove-St. Philip's. The 'Restricted Development' designation within Portugal Cove-St. Philip's should also be redesignated to 'Urban Development' to maintain consistency with the Regional Plan Mapping within the Town of Paradise.

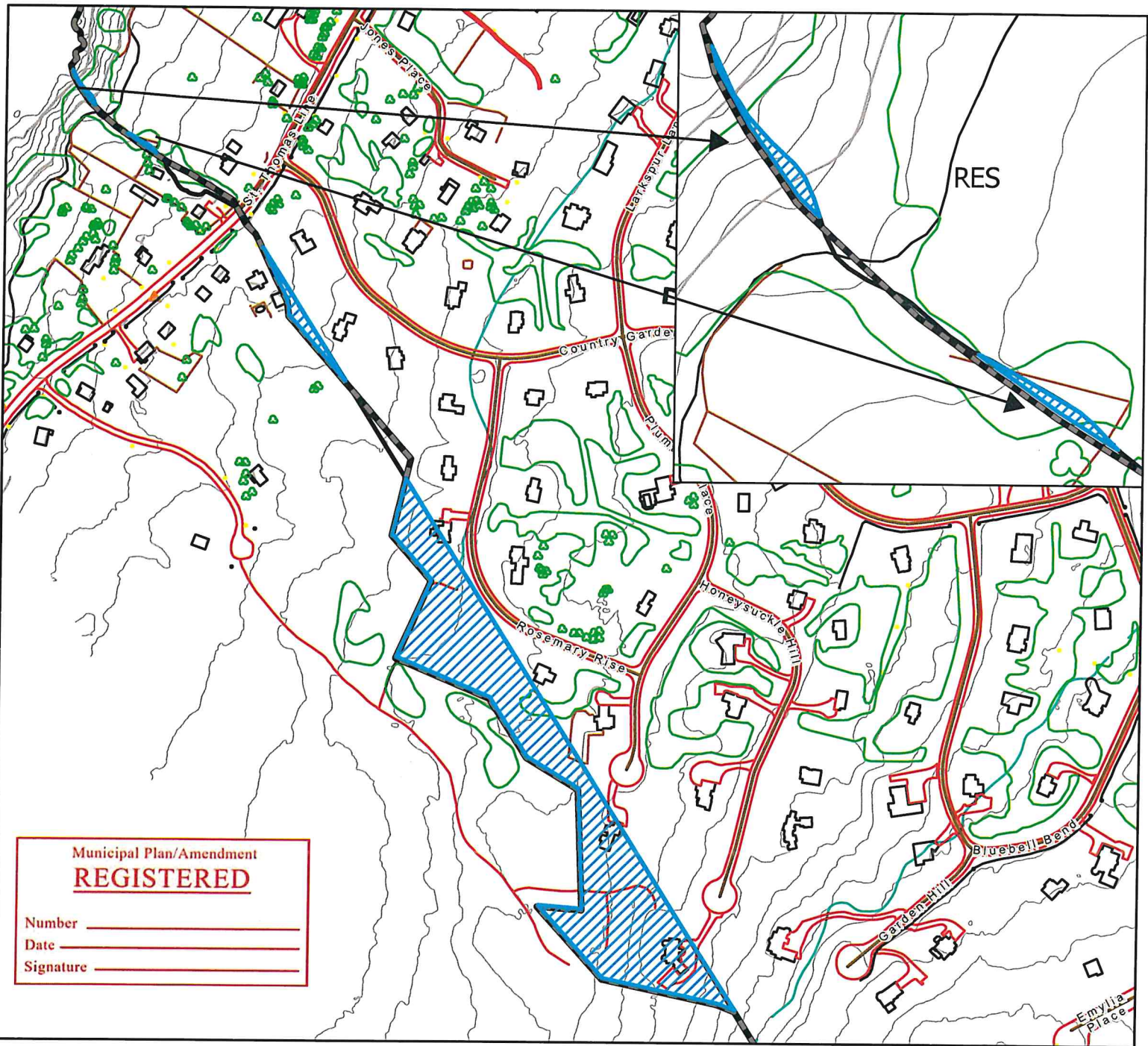
The area currently designated as 'Rural' consists of developed residential properties off Honeysuckle Hill and Plumtree Place.

A corresponding amendment to the St. John's Urban Region Regional Plan is required to redesignate areas from 'Restricted Development' and 'Rural' to 'Urban Development'.

MUNICIPAL PLAN AMENDMENT No. 22, 2024

- **MAP AMENDMENT:**

The Generalized Future Land Use Map of the Town of Portugal Cove-St. Philip's Municipal Plan, 2014-2024 is amended as shown on the following map.



TOWN OF PORTUGAL COVE-ST. PHILIP'S

MUNICIPAL PLAN 2014-2024

GENERALIZED FUTURE LAND USE MAP MUNICIPAL

PLAN AMENDMENT NO. 22, 2024

Dated at Portugal Cove-St. Philip's, Newfoundland and Labrador

This ____ day of _____, 2024.

_____ Mayor

_____ Clerk

Seal

 Area to be designated "Residential"



Scale: 1:4,862

I certify that the attached Town of Portugal Cove-St. Philip's Municipal Plan Amendment No. 22, 2024 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.

**TOWN OF PORTUGAL COVE-ST. PHILIP'S
MUNICIPAL PLAN 2014 - 2024**



**DEVELOPMENT REGULATIONS AMENDMENT
No. 37, 2024**

(Residential – Country Garden Road, Rosemary Rise, Plumtree Place,
Honeysuckle Hill, Garden Hill, and St. Thomas Line)

JUNE 2024

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE

**TOWN OF PORTUGAL COVE-ST. PHILIP'S
MUNICIPAL PLAN, 2014-2024**

DEVELOPMENT REGULATIONS AMENDMENT No. 37, 2024

Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act, 2000*, the Town Council of Portugal Cove-St. Philip's:

- a) adopted the Amendment No. 37, 2024 to the Town of Portugal Cove-St. Philip's Municipal Plan on the _____ day of _____, 2024.
- b) gave notice of the adoption of the Amendment No. 37, 2024 to the Town of Portugal Cove-St. Philip's Municipal Plan by advertisement in The Telegram newspaper on _____ and _____, 2024. The advertisement was also posted on the Town's website, and social media platforms;
- c) set the _____ day of _____, 2024, at _____ for the holding of a public hearing to consider objections and submissions.

Now under the authority of Section 23 of the *Urban and Rural Planning Act, 2000*, the Town Council of Portugal Cove-St. Philip's approves the Amendment No. 37, 2024 to the Town of Portugal Cove-St. Philip's Municipal Plan as adopted.

SIGNED AND SEALED this _____ day of _____, 2024.

Mayor: _____

Clerk: _____

Development Regulations/Amendment	
<u>REGISTERED</u>	
Number	_____
Date	_____
Signature	_____

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

**TOWN OF PORTUGAL COVE-ST. PHILIP'S
DEVELOPMENT REGULATIONS AMENDMENT No. 37, 2024
DEVELOPMENT REGULATIONS, 2014-2024**

Under the authority of Section 16 of the Urban and Rural Planning Act, the Town Council of Portugal Cove-St. Philip's adopts the Town of Portugal Cove-St. Philip's Development Regulations Amendment No. 37, 2024.

Adopted by the Town Council of Portugal Cove-St. Philip's on the day of, 2024.

Signed and sealed this _____ day of _____ 2024.

Mayor _____

Town Clerk _____

(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Portugal Cove-St. Philip's Development Regulations Amendment No. 37, 2024, has been prepared in accordance with the requirements of the Urban and Rural Planning Act.



MCIP: Anna Myers
Member of Canadian Institute of Planners (MCIP)

Town of Portugal Cove-St. Philip's
Development Regulations Amendment No. 37, 2024

PURPOSE

The Town of Portugal Cove-St. Philip's proposes to amend its Development Regulations, 2014-2024. There is an associated Municipal Plan Amendment No. 22, 2024.

In January 2022, Dillon Consulting completed a Boundary Adjustment Feasibility Study for the Town's of Paradise and Portugal Cove-St. Philip's regarding an adjustment to the common municipal boundary between the two towns. The Feasibility Study recommended that the boundary adjustment was deemed necessary to accurately reflect existing development patterns and responsibilities of servicing within the Country Garden Subdivision. The following Resulting Actions within the Feasibility Study applied to the Town of Portugal Cove-St. Philip's:

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PUBLIC CONSULTATION

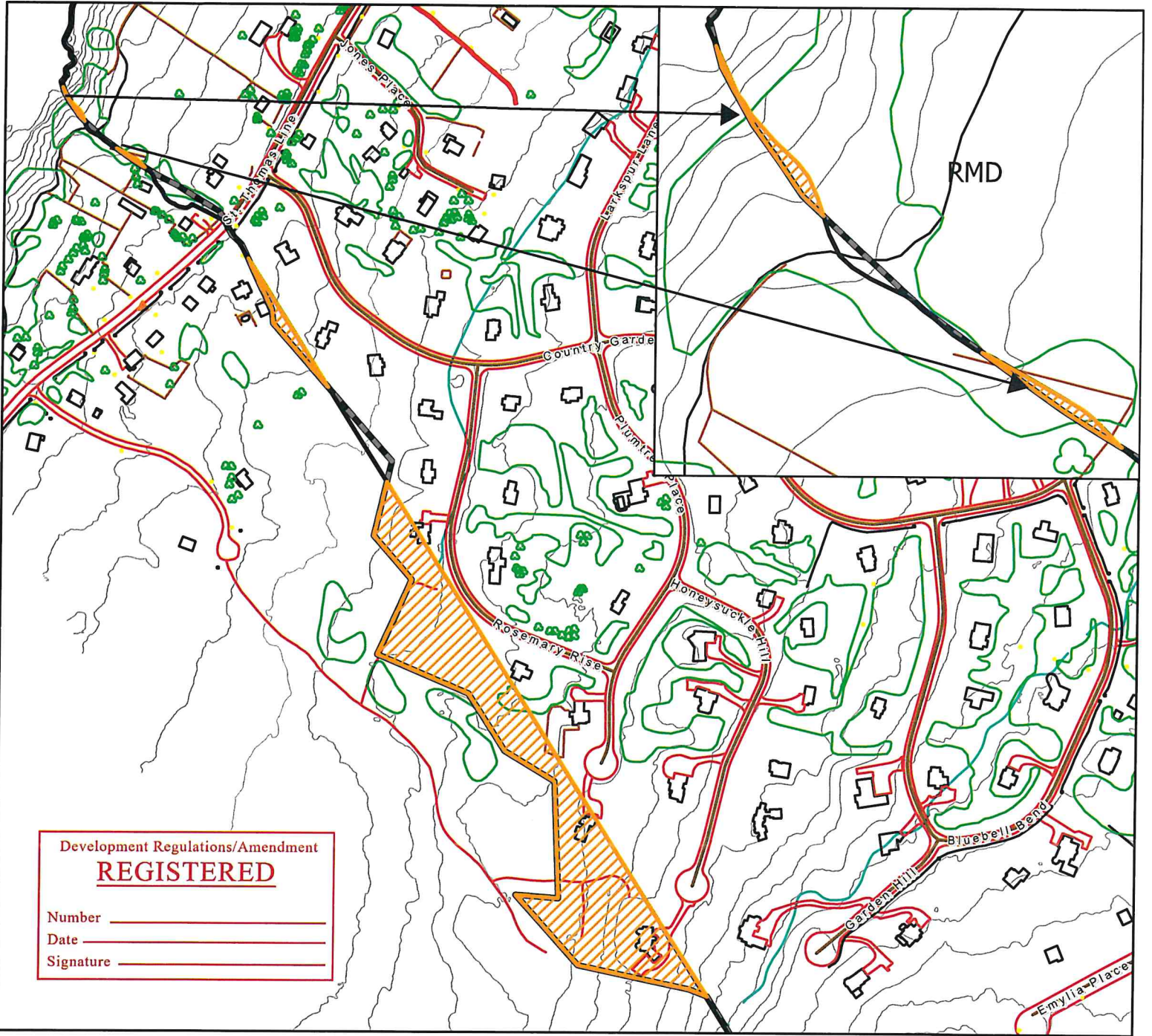
During the preparation of this amendment Council undertook the following initiative so that individuals and groups could provide input to the proposed Development Regulations Amendment. The Town Council of Portugal Cove-St. Philip's published a notice in The Telegram newspaper on 2024, and the edition of the Northeast Avalon Times advertising the proposed amendment seeking comments or representations from the public. A copy of the Public Notice was posted on the Town's website. Residents were invited to view the documents and maps on the Town's website or at the Town Hall during normal business hours, and to provide any comments or concerns in writing to Council by the deadline.

[Update with results of public consultation]

DEVELOPMENT REGULATIONS AMENDMENT No. 37, 2024

- **MAP AMENDMENT:**

The Development Regulations Map of the Town of Portugal Cove-St. Philip's Development Regulations, 2014-2024 is amended as shown on the following map.



TOWN OF PORTUGAL COVE-ST. PHILIP'S
 MUNICIPAL PLAN 2014-2024
 DEVELOPMENT REGULATIONS MAP
 DEVELOPMENT REGULATIONS AMENDMENT NO. 37, 2024

Dated at Portugal Cove-St. Philip's, Newfoundland and Labrador
 This ____ day of _____, 2024.
 _____ Mayor
 _____ Clerk

 Area to be zoned "Residential Medium Density"

Seal



Scale: 1:5,000

I certify that the attached Town of Portugal Cove-St. Philip's Development Regulations Amendment No. 37, 2024 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.